

REDEVELOPMENT AGENCY MINUTES

SPECIAL REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
OF  
JUNE 9, 1998

The meeting called to order at 10:11 a.m.

Roll Call Mathis, Wear, Kehoe, Stevens, Stallings,  
Vargas and Mayor Golding

City Manager, Michael T. Uberaga  
City Attorney, Casey Gwinn  
Secretary, Charles Abednour  
Secretary, Jack Fishkin

Excused : Member Warden  
Member McCarty

The meeting adjourned as the City Council at 10:31 a.m.

The meeting reconvened as the Redevelopment Agency at 10:32 a.m.

CONSENT-ADOPTION

1. Approving resolution and document to:

Authorize an Exclusive Negotiation Agreement with LandGrant Development/San Diego  
Mercado Association for Development of the Mercado Del Barrio Commercial Center site.

See Redevelopment Agency staff report RA 98-5.

No one spoke in opposition to this item.

Motion by Member Stallings to approve (with Warden and McCarty not present)  
Second by Member Wear  
Vote: 7-0

Redevelopment Agency Resolution number R-2844 and Document number D-2844.

3. Approving resolution to:

Item A. Authorize the Executive Director to apply for and accept the grant from the EPA  
for Emerging Brownfields in the Barrio Logan Community.

Item B. Authorize the Executive Director to execute all documents, contracts, reports,  
and expenditures necessary for the administration of this grant.

Item C. Authorize an amendment to the Redevelopment Agency budget for FY 98, by  
increasing the Barrio Logan FY 98 appropriation \$100,000.

See Redevelopment Agency report dated April 23, 1998.

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CONSENT-ADOPTION

No one spoke in opposition to these items.

Motion by Member Stallings to approve (with Warden and McCarty not present)

Second by Member Wear

Vote: 7-0

Redevelopment Agency Resolution number R-2846.

4. Approving resolution and document to:

The First Amendment to Agreement for Legal Services with Kane, Ballmer & Berkman, Special Counsel, to authorize the additional expenditure of an amount not to exceed \$75,000 thereby increasing the total contract to \$715,000 for legal services for the Redevelopment Agency of The City of San Diego.

See Agency Counsel report dated May 11, 1998.

No one spoke in opposition to this item.

Motion by Member Stallings to approve (with Warden and McCarty not present)

Second by Member Wear

Vote: 7-0

Redevelopment Agency Resolution number R-2847 and Redevelopment Document no. D-2847.

5. Approving resolutions to:

Item A. Approve basic concept/schematic drawings with respect to the adaptive reuse of the Station B Powerhouse;

Item B. Approve the installation and construction of certain off-site improvements on Broadway, Kettner Blvd., E Street, and California Street;

Item C. Make certain findings with respect to the payment for the improvements; and

Item D. Authorize CCDC to bid and construct the improvements.

See Centre City Development Corporation staff report dated April 24, 1998.

Council Companion Item No. 332

No one spoke in opposition to these items.

Motion by Member Stallings to approve (with Warden and McCarty not present)

Second by Member Wear

Vote: 7-0

Redevelopment Agency Resolution numbers R-2848, R-2849, R-2853, and City Council Resolution numbers R-290225, R-290226, R-290227 and R-290228.

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The meeting adjourned as the Redevelopment Agency at 10:33 a.m.

The meeting reconvened as the City Council at 10:34 a.m.

The meeting adjourned as the City Council at 11:02 a.m.

The meeting reconvened as the Redevelopment Agency at 11:03 a.m.

**1. EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH LUIS GARCIA (SENOR CHUEY'S) FOR DEVELOPMENT OF THE MERCADO DEL BARRIO TROLLEY SITE.**

(RA 98-74)

Approve resolution authorizing an Exclusive Negotiation Agreement (ENA) with Luis Garcia (Senor Chuey's) for development of the Mercado del Barrio Trolley Site.

See Redevelopment Agency staff report RA 98-4.

Patricia K. Hightman, Deputy Executive Director, Redevelopment Agency presented the staff report and slide presentation of the proposed project.

Public Testimony - Opposition

Manuel Mancesa, representing the Coalition for the Chicano Parks Community Art Center. He said the community is divided, and the RFQ process be reopen so that we can come forward with other projects that will unite this community.

Mario Toreo, Chicano Park Artist from the community, spoke in opposition that there is no community center service in the proposed area for the artist and the community.

Maria Moya, had concerns about the noise and acholic that goes with the night activities, and does not belong in a residential area.

Deputy Mayor Wear chaired the meeting at 11:15 a.m.

John Lemo, representing the Mental Health coalition, spoke in the opposition for staff to enter into the exclusive negotiation agreement with Senor Chuey's project, but do support the development of the trolley site. Mr. Lemo distributed a letter.

Francesca Jimenez had Councilmember Vargas translate for her. Ms. Jimenez said we need an alternative for our children because there are problems with drugs and acholic. That there is a better project for the area.

Letia Ayala spoke in opposition to the proposed project, that this project is not good for the community, and reopen the RFQ process.

Sonya Rodriguez had Councilmember Vargas translate for her. Ms. Rodriguez said she is a mother, and this project will bring more acholic, more traffic, and violence into the community.

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Luz Palomino had Councilmember Vargas translate for her. Ms. Luz said this project is not good for the community because of the acholic.

David Baez said listen to the community and what they have to say.

Luis Rosa Diaz had Councilmember Vargas translate for him. Mr. Diaz spoke in opposition to this project because of the acholic problems that will come to the community.

Dick Bundy, representing the Robert Sharpio group in opposition to staff recommendation, and their is the other proposal.

Public Testimony - Favor

Luis Garcia spoke in support of the proposed project, that there will be a teach theater and a theater.

Joseph Martinez, architect, said this an exciting project, and is the gateway to the community.

Mateo Camareo said this project will be good for the community, increase in jobs and improvements for the neighborhood.

Salvatore Torres, Barrio Logan resident master mural artist, spoke in support of the proposed project.

Robert Kruger, spoke in support of trolley site.

Armando Nunez, spoke in support of the proposed project.

Connie Zunica spoke in support of the proposed project that there will be a multi-use entertainment center for the community.

Christine Garcia said we have letters from Our Lady Of Guadalupe, Father Brown, the Continuing Education School, and others in support of this project.

Mark Bocca spoke in support of the Senor Chuey's project, that this project is an investment for the community.

Daniel Herendez said this project will unite the community.

Luis Garcia thanked the Mayor, City Council, staff and community for their involvement in this proposed project.

Motion by Member Vargas (with Warden and McCarty not present) to return back to staff and bring back at a later date.

Second by Kehoe

Vote: 7-0


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ADJOURNMENT

The meeting adjourned at 12:10 p.m.



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Secretary of The Redevelopment Agency  
of The City of San Diego, California